

Mountain Valley Homeowners Association

PO Box 11155

Aspen, CO 81612

www.mountainvalleyhoa.com

MINUTES of

MOUNTAIN VALLEY HOMEOWNERS ASSOCIATION BOD MEETING

QUARTERLY MEETING

March 6, 2015

Location: The Coates Residence @ 212 E. Lupine Drive

The Quarterly Mountain Valley Homeowners Association Meeting was called to order by Evan Boenning at 4:30 pm at Kim Coates' Home on March 6, 2015.

ATTENDANCE

There were 6 homeowners present (including myself). Established quorum: Anne Boenning, Evan Boenning, Holly Willson, Kenny Smith, Kim Coates, David Epstein and Bronwyn Bateman by phone

Review of MINUTES FROM MEETING, December 5, 2014 - Evan made a motion to approve the minutes from the December Quarterly Meeting, Kenny Smith seconds, minutes approved

ARCHITECTURAL REVIEW – Shae Singer by Kim Coates

Winnerman Property –

- Carrington Brown with Pitkin County met with Mr. Winnerman who is required to incorporate remediation plan. Winnerman believes they were all under 6 inches – confirmation to be done after snow is gone.
- Land use code doesn't account for fees or penalties. Winnerman needs appropriate land use and permits before demo can begin.
- Mountain Valley HOA citizens to communicate concerns, Carrington Brown happy to discuss.
- Resolution – Kim to follow up with Shae, wait until snow melts, Carrington Brown to come out and review. If plans are approved, building site pulled closer to the road. Revisit at next quarterly meeting. There are no approved plans at this time.

Grabow – Highway 82 Project

- Homeowners need to work it out themselves; they have every right within the variance to build.
- No longer up to HOA
- Architectural review is clear within their parameters, acknowledged they have the right to build.

Rambo Project –

- No contact made with owner as of date of meeting - no answer from the cell phone Bronwyn sent to Shae.
- Architectural review to get together to try to get in touch with owner. Work being done every day, need someone to walk in.
- Notice is now posted that work is being done. Shae looking to make sure the scope of the work is what they set out to do at the beginning. Paid \$1249 but scope of work at least equal to Block and their escrow was \$2177.
- Resolution: Stop emailing, go up in person. If no response, ask Carrington Brown to assist

Block Home – Home is finished.

Money refunded to Block because Certificate of Occupancy presented and Evan picked up check and mailed to homeowner (Colleen Block) in Florida.

No other construction anyone has noticed, nothing on the forecast

TREASURER'S REPORT – (Jane Moy by Evan Boenning)

- Overall, HOA doing well financially
- Jane requested copy of checks written so far, Fred does not post until end of first quarter
- Fred allowed to make changes, contained in most recent financials
- \$5101.92 in the plus at the end of the fiscal year (not including money held in escrow). Balance sheet checking account \$1030 (current assets), we have \$16,721.61 plus reserve in our account
- Projecting \$300 excess by end of 2015 fiscal year (in addition to the \$5000 reserve).
- Board to decide whether we want to hold surplus for 1 year or two, as opposed to lowering assessments. Time to start building reserves again. In the past, with reserve money, HOA purchased water taps, sprinkler system, sleeves under roads for electrical for entrance
- Time to start building reserves up again. Right now we have approx. 1 years' worth of reserves.
- Accounts receivable \$2400 – nobody is "late" until end of month. Putting out friendly email as a reminder.
- Evan Boenning dealing with Busy Beavers – all set and using again, deal with sprinklers - full control of back flow device and we can turn on and get water, don't have to wait for City of Aspen to come out to coordinate (\$300 spent last October) for total control of sprinkler system
- In the financial report, Fred Soyka misspoke when he told Evan the \$5,101.92 from last year was in addition to the \$16,721.61. That is corrected to say the \$5,101.92 is now included in our regular checking account totaling \$16,721.61 per the balance sheet as of 12-31-2014.

OLD BUSINESS:

- Evan provided Paul Taddune, Attorney, a copy of the proxy to ensure it was written correctly and would read correctly and Paul just sent Evan the corrected form after making a couple changes. Asked Paul to give us the proxy in the form of a word document as Evan's objection was to have the ability to make changes (name of President for example) in future
- Confirmed with Chateau Roaring Fork that meeting is July 9th, 4:00- 6:00 p.m. Pay \$160 for rental space. Evan to provide water - coffee and tea provided.
- Kim to look into cost of tent for block party, instead of the small one, in case of rain. Board to look into caterer for all food provisions.
- Anne to remind Kim who knows of someone who may have tent
- The Dues Status Request Form is for a title company to contact Fred Soyka (when seller goes to sell) to ensure dues paid and any other items assessed. Also, used to obtain contact info for new buyer. Also, used for emergency. Need to keep working on this as current system not working.
- Speed bumps to go back in end of May / June - complaints have stopped re: speed bumps

NEW BUSINESS:

- Allocate funds for snow removal from Mountain Valley Sign. Permission from board with heavy snows to clear. This is a safety issue. David moves to approve this, Kenny seconds, all agree. Funds for snow removal at MV entrance surrounding signage unanimously approved.
- Need suggestions of who to be on Board for next year as board member or President
- Evan to get agenda together for annual meeting. Next quarterly BOD meeting on June 4th. Must have agenda mailed out for annual meeting by 1st of June. Possible quarterly meeting change to May 28th.

ADDITIONAL COMMENTS:

- Happy Birthday Kim Coates

ADJOURNMENT

Evan motions to adjourn, Holly Willson seconds, meeting adjourns.

Minutes submitted by: Anne Boening 4.20.15

Minutes posted: 5.12.15